FOUR SEASONS POA

Association PRESS

November-December 2026



Community Contacts

Missouri Association Management, LLC:
(573) 552-8334

Office Hours: 8:00 a.m.-5:00 p.m.
Monday-Friday

- Administration
- Activities
- Owners' Services
- Wastewater
- Architectural Control Administration

Owner Services Horseshoe Bend:
(573) 434-0021

Owner Services Shawnee Bend:
(573) 280-2143

Anchor Point Advisory Group:
(Formerly Wilson Toellner, CPA)
(573) 693-0600

MISSION STATEMENT

"To act as an objective body while maintaining and enhancing property values, representing property owners by enforcing the 'Declaration of Restrictive Covenants' and being financially responsible, all in the best interest of the community"

Published by Four Seasons Lakesites Property Owners Association and Missouri Association Management, LLC. Association Agent, 573-552-8334, for members in good standing.

A Message From The Board President

Hello Four Seasons Property Owners,

It has been a busy year for maintenance, repairs, and improvements throughout our Four Seasons community. Maintaining our amenities and common areas requires ongoing attention and investment. While we have made meaningful progress this year, there is still work ahead.

Our efforts have included algae abatement in the interior lakes and the removal of dozens of dead trees, including those in the campground. We are also repairing sport court surfaces and outdoor pool facilities, working to resolve the leak at the Grand Point entrance water feature, and addressing drainage concerns throughout the Association.

The Fitness Center has experienced increased use since its remodel, and we are pleased to see so many property owners taking advantage of the improved facility. Looking ahead, we plan to add additional equipment in the coming year.

After three years of operating the Aquatic Center, we have gained a better understanding of its daily needs and the resources required to maintain it. We continue to evaluate policies and explore opportunities to expand access for property owners while ensuring the facility remains well maintained and manageable for our staff.

We have also stepped up efforts to collect past-due assessments, including placing liens on undeveloped lots. These collections are helping replenish our reserves and strengthen the Association's overall financial position. Thank you to everyone who pays assessments on time. Your payments directly support the maintenance, amenities, and services our community depends on.

As I complete my first year as Board President, I want to express my appreciation to my fellow Board members for their time, dedication, and commitment. It has been an honor to serve alongside them. We share a common goal of maintaining a strong, transparent, and efficiently managed Association while making thoughtful decisions that protect and enhance the future of our community.

continued page 2

Property owners are encouraged to visit the POA website at:

fourseasonspoa.com

Password: FourSeasonsPOA2025

continued from page 1

We are currently recruiting for a Porto Cima position on the Board. If you or someone you know is interested in serving, please contact MAM to learn more. Board service provides a valuable opportunity to gain firsthand insight into the operation of our Association and to help shape its future.

I also encourage all property owners to attend our Board meetings. Your participation helps us better understand your priorities and gives you an opportunity to hear directly about the issues, discussions, and decisions facing the Association. Meetings are held at 9 a.m. on the third Monday of every other month at the Aquatic Center. The complete meeting schedule is available at **www.fourseasonspoa.com**.

A few important reminders as we approach the end of the year:

- Assessment notices are mailed in the fall, and payments are due by January 1. Payments received after January 1 are subject to interest and late fees.
- Please make sure your contact information on file with the Association is current. This includes your mailing address, cell phone number, email address, and preferred method of communication. Keeping this information up to date helps ensure you receive assessment notices and important community announcements.

I would also like to recognize and thank MAM for its management support, Anchor Point Advisory Group (formerly WTA) for its accounting services, and the Camden County Sheriff's Office for its continued service to our community. Finally, thank you to the property owners who attend meetings, share ideas, volunteer their time, and look out for their neighbors. Your involvement makes a difference.

I sincerely appreciate the opportunity to serve as your President. We have accomplished a great deal this year, and I look forward to building on that progress as we continue working together to maintain and improve the Four Seasons community we are proud to call home.

Sincerely,

John Forti
President, Board of Directors
Four Seasons Property Owners Association

Owner Services Off-Season Hours

Off-Season Hours are from **8:00 a.m. to 6:00 p.m., seven (7) days a week.**

For questions or assistance, please contact **Owner Services at 573-434-0021.**

Fitness Center Facility Contracts

The **2027 Fitness Center Contracts** will be mailed out during the first part of November. Please note that the annual fee for **2027 will remain the same at $75 per household** for the calendar year.

Fitness Center Prorated Rates

For new Fitness Center memberships beginning during the remainder of 2026, the prorated rates are as follows:

- **November – $87.50**
- **December – $81.25**

These prorated rates include membership for the **remainder of 2026 and the entire 2027 calendar year**.

If current members wish to **cancel their Fitness Center contract for 2027**, please contact the Management Office at **573-552-8334** or by email at jplemmons@mam-llc.com.

Help Us Be Social

If you would like to get involved by helping to plan social events/parties, please join the Social Committee. We meet the first Thursday of every month at 2:00 p.m. in the Community Center. Call Dana at 573-552-8334 or email drobinett@mam-llc.com for more information.

2027 Four Seasons Annual Assessments

Horseshoe Bend		Shawnee Bend		Associate Members
On-Site	$933.00	On-Site	$1,230.00	$478.00
Grinder Pump	$754.00	Grinder Pump	$1,031.00	
Gravity	$754.00	Gravity	$1,031.00	

Undeveloped Lots Horseshoe Bend
$478.00

Undeveloped Lots Shawnee Bend
$582.00

Holiday Hours Of Operation

As the holiday season approaches, please take note of the upcoming holiday hours for Missouri Association Management, LLC (MAM) and Anchor Point Advisory Group (APAG), formerly Wilson Toellner CPA.

THANKSGIVING - MAM: Closed November 26 & 27, 2026 | **APAG:** Closed November 26 & 27, 2026

CHRISTMAS - MAM: Closed December 24 & 25, 2026 | **APAG:** Closed December 25, 2026 – January 2, 2027

NEW YEAR'S - MAM: Closed January 1, 2027 | **APAG:** Closed December 25, 2026 – January 2, 2027

We wish everyone a safe, happy, and joyful holiday season!

2026-2027 Managed Deer Hunt



Please make note, Deer Season begins September 15th and runs thru November 15th, then continues November 27th, 2026 thru January 15th, 2027.

During this time bow hunting is allowed on the Four Seasons POA specified common land. All authorized hunters taking part in the Managed Hunt will be issued an orange parking tag to display on the dashboard of their vehicle. Also, bow hunting is allowed on unimproved lots with owner permission AND providing the guidelines and standards of safe hunting practices are followed.

All harvested deer must be reported to the management office by February 15th, 2027. We prefer you wait until after season to report all harvested deer rather than report them throughout the season. Harvested deer can also be reported online at deer.fourseasonspoa.com.

If you have questions or concerns, please feel free to contact Joel McCormack at 573-552-8334.

Country Club and Porto Cima Boat Storage Facilities



Four Seasons POA provides fenced-in storage areas at 1522 Country Club Drive on Horseshoe Bend and 134 River Birch Court in Porto Cima. These storage areas are contracted spaces available to POA members in good standing.

Both the Country Club and Porto Cima Boat Storage Facilities are currently at full capacity. We do have a waiting list for owners who are interested in obtaining a storage space as one becomes available. To be added to the waiting list, please contact the Management Office at 573-552-8334.

The yearly rates are $225 for a 14-ft. wide space, $205 for an 11-ft. wide space, and $185 for a 9-ft. wide space.

The 2027 Storage Facility Contracts will be mailed in early November. If current tenants wish to cancel their contract for 2027, please contact the Management Office immediately at 573-552-8334 or email drobinett@mam-llc.com.

Let The Festivities Begin, Candy Cane Lane Returns!



At Four Seasons POA, our traditions hold a special place in our hearts. From seasonal parties to cherished community events, we've created countless memories together over the years. Generations of families have grown up here, and we're excited to continue building upon that legacy while adding new traditions to our community.

This holiday season, we are pleased to continue a tradition started in 2025. If you can't make it to the North Pole to visit Santa, Mrs. Claus and all of the decorations, we invite you to join us for a magical drive through **Candy Cane Lane** (aka Campground Drive). This festive display will begin on November 28th and feature dazzling holiday decorations; sponsored by neighbors, local businesses, and contractors.

Throughout the event, you may find local civic groups offering warm beverages like hot chocolate and coffee at Santas workshop (the campground pavilion), perfect for getting into the holiday spirit. Who knows? You might even catch a glimpse of Santa, Mrs. Claus, or one of their friendly elves, ready to spread some holiday cheer and chat with the kids! Children will also be able to drop their Christmas wish lists in a special "Overnight" drop box at Santas workshop and he will receive those every day leading up to the Special day.

Want to be part of the magic?

Holiday display sponsorships spaces are limited and the cost for each space is a one-time fee of $30 to help defray utility costs and other expenses. This fee will also provide the sponsor an 18" by 24" sign with the sponsor's name. Don't miss out on the chance to showcase your creativity! If you're interested in sponsoring a holiday display, please contact Russ Mitchell at Missouri Association Management, LLC, at 573-552-8334 to obtain an application. **Sponsorships display spaces are limited and on a first-come, first-served basis, so act fast!**

Let's make this year's event one to remember! We can't wait to kick off the holiday season in style, and we hope you'll join us for this festive celebration.

Book Your Holiday Parties Now!



It's hard to believe Christmas and the start of 2027 are just around the corner – this has been an exciting year for the POA to celebrate as it comes to a close. When you start to think about cuddling around the fire, listening to holiday music, and putting up the holiday decorations don't forget to consider having a holiday gathering at the Community Center. Just think of the large space you'll have and all the pre-party cleaning you can avoid.

The Community Center maximum seating capacity is 90 persons and offers beautiful white china place settings for 72 people, as well as several styles of wine glasses. The Community Center will be fully decorated for Christmas by Thanksgiving.

If you are interested in booking a party, you may contact the Management Office at 573-552-8334 or drobinett@mam-llc.com.

Santa Baby, I've Been An *Awfully* Good Girl!



The Annual Santa's Babes Christmas Luncheon will be held on **Thursday, December 3rd from 12:00 p.m-3:00 p.m.** You will be served a festive plated lunch with specialty cupcakes for dessert. The libations for the afternoon will consist of coffee, sweet or unsweet tea, water, wine and beer. Our entertainment for the afternoon will be the School of the Osage choir, Les Chanteurs, sharing their beautiful voices singing Christmas carols. Ticket price is $5 per person or $10 at the door and the dress attire is Christmas Casual.

We will have a donation food box for canned food or non-perishable food items to donate to Hope House. You can help those in need within our community by bringing a donation.

Don't be ***naughty***… **PLEASE** be a ***good little girl on Santa's Nice List*** and **RSVP** to the Management Office by **Tuesday, December 1st** at 573-552-8334 or events@mam-llc.com.

Santa Is On His Way!



Hey, POA Kids… Santa has confirmed with the Four Seasons POA that he will visit the Community Center from **10:00 a.m. to 11:30 a.m. on Saturday, December 5th** to take pictures and gather your "wish-lists" for Christmas!

There will be Christmas fun and snacks for all, not to mention Jolly Old Saint Nicholas!

Although this is a *FREE* event, we ask you to **please RSVP** to the Management Office at 573-552-8334 or events@mam-llc.com by **5:00 p.m. Thursday, December 3rd**.

Share In The Magic of Christmas!



You're invited to share in the magic of Christmas with the Four Seasons Lakesites POA and Social Committee at the Community Center, **Sunday, December 6th from 5:00 p.m. to 8:00 p.m.** It will be an evening of good food, fun and entertainment!

Enjoy a **festive dinner, seasonal drinks, sweet desserts, and door prizes** that'll make your night even brighter. **Admission is $10 per person *(due prior to event).*** Dress code is Christmas Casual.

We will have a donation food box for canned food or non-perishable food items to donate to Hope House. You can help those in need within our community by bringing a donation.

PLEASE RSVP to the MAM office by **5:00 p.m. Thursday, December 3rd.**

RSVPs Still Matter!



We love bringing our Four Seasons POA community together for fun events throughout the year, and your RSVP plays an important part in making each event a success!

Events are planned well in advance to give owners plenty of time to RSVP and to help our planning team prepare for everyone attending. An accurate headcount allows us to make the right arrangements for food, beverages, seating, supplies, and more.

Please remember, an RSVP is more than just a courtesy—it helps us make sure there is plenty for everyone while also helping us avoid unnecessary food, supplies, and expenses.

If you plan to attend a POA event, please take a moment to RSVP by the requested deadline. Your response truly makes a difference and helps us create enjoyable, well-planned events for our community.

Thank you for helping us plan ahead—we look forward to seeing you at our upcoming events!

Make Your Health A Priority

As we look ahead to 2027, Lake Regional Health System encourages you to make your health a top priority. Consider preventive health screenings which can identify potential health concerns early, when they may be easier to treat. Depending on your age, family history and individual health needs, screenings may include:

- Mammograms and other breast health
- Cervical cancer
- Colorectal cancer
- Prostate cancer
- Bone density
- Skin cancer
- Heart health, including blood pressure and cholesterol checks
- Diabetes
- Lung cancer for those who meet recommended criteria

LAKE REGIONAL® HEALTH SYSTEM
www.lakeregional.com

A conversation with your primary care provider is a great way to start this process. Need a primary care provider? Visit **lakeregional.com/Clinics** to find expert, compassionate care nearby.

Year-End Giving: Tax-Smart Ways to Give

As the end of 2026 approaches, many of us look for ways to make charitable gifts that can help make a difference in our community while achieving both your philanthropic goals and potential tax benefits.

Depending on your financial situation, options to explore include:

- **Donor-Advised Funds (DAFs):** Recommend a grant from an existing DAF or consider making a year-end contribution to your DAF to support charitable organizations now and in the future.
- **Appreciated Securities:** Donating appreciated stocks or other securities may allow you to support our mission while potentially avoiding capital gains tax on the appreciation, subject to applicable rules.
- **Qualified Charitable Distributions (QCDs):** If you are age 70½ or older and eligible, a Qualified Charitable Distribution (QCD) from your IRA can be a tax-efficient way to satisfy all or part of your Required Minimum Distribution (RMD) while supporting a cause you care about.
- **Charitable Remainder Trusts (CRTs):** For certain donors, a CRT may provide an income stream while supporting charitable causes and potentially offering tax benefits.
- **Other Year-End Gifts:** Cash, securities, retirement assets, real estate and other forms of charitable giving may offer different tax and financial considerations.

Gifts of different asset types can have varying deadlines, requirements and processing times – so it's important to begin planning early! This information is provided for general educational purposes and is not intended as tax or legal advice. Tax benefits vary based on individual circumstances so please consult your tax, financial, or legal advisor regarding your specific situation.

Your Gift Can Make a Difference Close to Home

As you consider your year-end giving, we invite you to consider a gift to Lake Regional Health Foundation. As a nonprofit hospital, Lake Regional is committed to caring for our community, our year-round residents, seasonal home-owners and vacationers.

continued page 7

continued from page 6

In FY2026, which began May 2025 and ended April 2026, Lake Regional Health System:

- Joined the Mayo Clinic Care Network
- Opened Lake Regional Surgery Center – Lebanon
- Welcomed 22 new providers
- Earned our highest CMS (Center for Medicare & Medicaid Services) star rating to-date
- Cared for 82,658 individual patients
- Contributed $31.6 million in our communities through Community Benefit

Behind every number are people working together to improve lives — our physicians, employees, volunteers, donors and community partners.

You can read the FY2026 Impact Report at **lakeregional.com/Reports**.

To learn more about ways to support local, nonprofit health care through year-end charitable giving, please contact Becky Heath, Lake Regional Health Foundation development director, at 573-302-2858 or **rheath@lakeregional.com**.

Importance Of Paying Assessments On Time!



The Four Seasons Lakesites POA, Inc. is a deed restricted community managed by an elected Board of Directors who are owners within the community. These Directors are assigned the task of following the original developers Declaration of Restrictive Covenants in making decisions and budgeting for the needs of the Association; they do this alongside a management company that carries out the actions of which have been determined. To fund the operation of a Property Owners Association (POA), there is a yearly assessment owed by each property owner of developed and undeveloped property as well as associate members. The amount of the annual assessment is carefully determined by the Board of Directors every year after reviewing budgets, cost prospectus, risk analysis, and proposed replacement or updating of amenities and structures.

The importance of paying assessments and paying them on time is crucial to the operation of your community. Assessment invoices will be mailed to each owner following the Annual Owners Meeting and are due January 1st each year. Unpaid assessments accrue late fees and interest on a monthly basis. The management company will make direct phone calls to any owners with a delinquent account (current year only). If the assessment payment is not received by March 1st, a lien will be placed on the property while late fees and interest continue to accumulate on a monthly basis. On October 1st, delinquent accounts will be turned over to legal counsel for collections.

Since implementing the new Collections Policy, outstanding assessments have decreased significantly. During the budgeting process, the Board and management strive to keep assessments as low as possible while continuing to maintain the beauty and quality of life in the POA.

Delinquencies impact our entire community. If you're unable to pay in full by the due date, please reach out to Anchor Point Advisory Group, formally Wilson Toellner, CPA, to discuss setting up a payment plan.



Happy Holidays

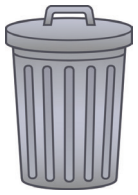


Friendly Reminders

With the Community growing so rapidly in the last few years, we would like to take this opportunity to go over a few points of importance.



Trailers and RV's: Parking trailers and RV's is not allowed on your property. If you need to have your trailer or RV on your property, you must call the office to receive permission (up to 72 hours). If you need longer, there is an overflow parking area available on a first-come-first-serve basis.



Trash Cans and Enclosures: Must be kept clean and orderly. Since wild animals love trash and make a mess, please secure your trash can and make sure the can fits in your enclosure. If you need a larger enclosure, please call the Office to obtain a permit. There is no cost for this permit.

Parking and Traffic: Please be courteous to others. Do not block driveways and if you have to park on the road please pull over as far as possible.



Boat Launches: The launches cannot be used by any commercial business. They are for property owners in good standing only. Please be respectful to others if you are using one of the launches. Contact Owners Services if you see anything unapproved.



Pets and Waste: All pets must be kept under control. Please make sure your pets are not running at large and being destructive. You could receive a fine if your dog is running loose. Keep in mind that there is no animal control on weekends to assist if you lose your dog. Be sure to have proper tags with contact information on your pets. Also, please pick up and properly dispose of any waste from your pet.

Amenities: A big benefit of living in the POA is use of the amenities. To keep them nice for everyone, please be familiar with the rules and treat the amenities like they are your own. If you see any issues, please text or call Owners Services at: 573-434-0021, so we can address the issue immediately.

If you have any questions or need clarification, please call Owners Services at: 573-434-0021. We are always happy to help.

Social Events Dates and Contacts

The Social Committee meets on the first Thursday of each month at the Community Center at 2:00 p.m.



- **Bunco** – The ladies meet the second Tuesday of the month from 6:00 – 9:00 p.m. at the Community Center. Please contact Karen Blickenstaff 636-346-2128 if interested.
- **Group Video Exercise** – The group meets every Monday, Wednesday and Friday from 10:30 a.m. to 11:30 a.m. at the POA Community Center.
- **Ladies Bridge** – The ladies meet every Monday from 10 a.m. to 3:00 p.m. at the POA Community Center. Please contact Diane David 817-845-9966 if interested.
- **Couples Canasta** – The last Monday evening of the month from 6:00 p.m. to 9:00 p.m. at the POA Community Center.
- **Ladies Canasta** – The ladies meet every Tuesday from 10:00 a.m. to 12:30 p.m. and Thursday from 1 p.m. to 3:30 p.m. at the POA Community Center. Please contact Kathy Russell (for Tuesday Canasta) at 573-552-8528 or Kathy Murdock (for Thursday Canasta) at 573-552-2216 if interested.
- **Men's Poker** – The men meet every Wednesday from 12:00 p.m. to 4:00 p.m. in the Community Center poker room. Please contact Greg Cartwright at 913-378-4008 if interested.

Winter Time at the Lake

Winter months at the Lake are beautiful, but they can bring a few extra challenges. To make things a little easier, please consider the following suggestions:

1. **Update Your Contact Information:** Make sure the MAM Office has your current phone number and email on file for safety and security purposes. If Owner Services notices an issue around your home, they can contact you quickly.
2. **Ask for Help While You're Away:** If you'll be gone for a while, ask a friend or neighbor to clear leaves or snow from your front steps.
3. **Use a Light Timer:** Setting a timer on a lamp in your living room can give the appearance that someone is home.
4. **Dock Safety:** If you own a dock, provide a contact to a neighbor or the MAM Office in case an issue arises. Owner Services will not go out on docks for safety reasons but can contact a dock company for assistance.
5. **Winterize Your Irrigation System:** Confirm with your irrigation company that your system has been properly winterized.



Many owners have also found it helpful to install cameras at their lake homes—especially if they are not on-site often.

Have a wonderful winter season, and stay safe and warm!

Community Center and Fitness Center January Closing Dates



The Community Center will be closed from Monday, January 4th through Friday, January 8th, for deep cleaning & maintenance services. All regularly scheduled group activities and private parties will be suspended during that time to allow housekeeping and maintenance personnel time to check and clean the facilities for the new year.

The Fitness Center will be closed from Tuesday, January 5th through Wednesday, January 6th also, for cleaning and disinfecting services.

The Aquatic Center will be closed from Monday, January 11th through Friday, January 15th, for deep cleaning & maintenance services. All regularly scheduled group activities and private parties will be suspended during that time to allow housekeeping and maintenance personnel time to check and clean the facilities for the new year.

If you have any questions, please feel free to contact Missouri Association Management at 573-552-8334.

Ice Machine Reminder



The ice machine located at the Community Center is provided as a convenience for property owners who have reserved the facility for parties, meetings, and special events.

To ensure that ice is available for scheduled reservations, ice may not be removed from the Community Center in coolers, containers, or bags for personal use elsewhere. The ice machine is intended solely to support activities taking place at the Community Center during approved reservations.

We appreciate your cooperation in helping us keep this amenity available for all owners who reserve the facility. If you have any questions, please contact the MAM Office at 573-552-8334.

Winterizing Reminders. . .

With many residents being seasonal, please review the list below for helpful reminders to keep your lake home safe throughout the winter season and cold temperatures. Management wishes you all a safe, sound and healthy winter season.



- Detach garden hoses from spigots, drain the hoses, and put in storage. Shut off valves and insulate the faucet.
- Trim trees and remove dead branches and clean-up debris from your yard. Ice, snow and wind can cause branches to fall and potentially damage your property.



- Check smoke detectors; replace batteries. Residential fires are more common in winter, so it is important that all smoke detectors function properly. Carbon monoxide detectors are highly recommended to avoid inadvertently trapping the toxic gas in your home.
- Chimneys and furnaces should be serviced at least once a year to clear any buildup and to keep them operating efficiently.



- Clean gutters from buildup of leaves and debris so ice and snow do not create a dam causing potentially bigger issues and causing leaks.
- Pipes in exterior walls need to be insulated.
- Switch the water heater and water softener to vacation mode or turn off at the breaker box.

Four Seasons POA Aquatic Center Winter Hours of Operation

OCTOBER - APRIL

Monday – Saturday
9:00 a.m. – 7:00 p.m.

Sunday
12:00 noon – 7:00 p.m.

WINTER WEATHER
In inclement weather, the facility will be closed.
If in doubt, call before you venture out!
Phone number: 573-552-8334
Website: fourseasonspoa.com
Facebook: Four Seasons POA

HOLIDAY HOURS
New Years Eve: 1:00 p.m. – 5:00 p.m.
New Years Day: 1:00 p.m. – 5:00 p.m.
Easter: 1:00 p.m. – 5:00 p.m.
Memorial Day: 9:00 a.m. – 9:00 p.m.
Independence Day: 9:00 a.m. – 9:00 p.m.
Labor Day: 9:00 a.m. – 9:00 p.m.
Thanksgiving Day: CLOSED
Christmas Eve: CLOSED
Christmas Day: CLOSED

ACC Update

The members of the ACC would like to wish all the property owners a happy, healthy and safe Thanksgiving and a Merry Christmas. The ACC would like to give thanks to all the members of the community that have taken the time to apply for and receive permits for a variety of projects throughout the year. Remember, projects altering the exterior portions of your properties require a permit from the ACC and may require permits from other governing entities.

The administrative staff of the ACC will be happy to help you with the permitting process and do their best to inform owners if any other governing entities will require permits.

Clearing the Smoke: A Guide to Considerate Leaf Burning in Four Seasons

As autumn leaves begin to blanket our beautiful community, many property owners turn to backyard burning as a quick method for yard cleanup. While clearing your lot is an important part of seasonal property maintenance, the **Four Seasons Lakesites Property Owners Association (FSL-POA)** urges

continued page 11

continued from page 10

all residents to remember that we live in close proximity to one another. What is a routine chore for one resident can quickly become a significant nuisance to a neighbor.

The Importance of Neighborly Consideration

Smoke travels quickly across property lines, shifting unpredictably with the wind. It can easily penetrate neighboring windows, taint HVAC intake systems, and ruin outdoor spaces. To maintain the high quality of life we all enjoy in Four Seasons, please exercise extreme caution and courtesy by adhering to these guidelines before striking a match:

- **Check the Wind**: Never burn leaves on gusty days or when the wind is blowing directly toward a neighbor's house, porch, or outdoor patio.
- **Burn Only Dry Leaves**: Damp foliage creates thick, heavy, acrid black smoke. Only burn crisp, dry organic materials to minimize emissions and speed up the process.
- **Communicate Early**: Let your immediate neighbors know your plans in advance so they can close their windows or adjust their outdoor activities accordingly.
- **Never Leave Fire Unattended**: A responsible adult must monitor the fire closely from start to finish with a reliable water source (like a charged garden hose) immediately nearby.

Navigating Our Two Fire Protection Districts

The residents of Four Seasons will be in either the Lake Ozark Fire Protection District or Sunrise Beach Fire Protection District.

Anyone on Horseshoe Bend will be in the Lake Ozark FPD and anyone in Porto Cima will be subject to the Sunrise Beach FPD.

Both of the Fire Protection Districts have their burn requests available online.

Lake Ozark Fire Protection District – lofpd.com | Sunrise Beach Fire Protection District – sbfpd.org

Types of Sewer Systems in the Four Seasons POA

There are three types of wastewater treatment systems utilized within the Four Seasons POA. The first, and most common, is an individual on-site wastewater treatment system. These systems consist of an aerated treatment unit (ATU) and a drain-field for the treated effluent to be dispersed. The second is a grinder pump system, which uses a grinder pump to pump sewage into a pressurized central sewer line. The third type, of which there are very few, is a gravity system which relies on gravity to move sewage to a pressurized central sewer line.

The type of system you have depends entirely on where within the POA you live. The vast majority of individual on-site wastewater treatment systems are located in the Horseshoe Bend area. Although, there are a few homes in the Horseshoe Bend area that utilize grinder pump systems and an even smaller number of homes and town homes that have gravity systems. In contrast, the overwhelming majority of grinder pump systems are located in the Porto Cima area of the POA. However, there are a few homes in the Porto Cima area that utilize aerated treatment systems combined with effluent pumps to pump the treated effluent into the pressurized central sewer line. There are also a very small number of town homes in the Porto Cima area that have gravity systems.

These different systems each have their own unique maintenance requirements and there are different types of on-site treatment systems, each having their own specific requirements. If you are not sure which type of system you have, you may call the Environmental Services Department at 573-552-8334 and they will be able to tell you.

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2265 Bagnell Dam Blvd. Ste. 100 • Lake Ozark, MO 65049
573-552-8334



EVENTS

Four Seasons POA Board Meetings

All meetings are held in the Aquatic Center Conference Room and begin at 9:00 a.m.

November 3 – Election Day: Community Center
November 16 – 9 a.m. Board Meeting: Aquatic Center Conference Room
November 28 – 6 p.m. Christmas Tree Lighting Ceremony: Community Center
November 28-January 3 – Candy Cane Lane: Campground

December 3 – 12 p.m. to 3 p.m. Santa Babes: Community Center
December 5 – 10 a.m. to 11:30 a.m. Kids Christmas with Santa: Community Center
December 6 – 5 p.m. to 8 p.m. Magic of Christmas: Community Center
December 17 – 12 p.m. to 5 p.m. Red Cross Blood Drive: Community Center

January 1, 2027 – POA Assessments Due
January 4-8 – Community Center closed for deep cleaning and maintenance services
January 5&6 – Fitness Center closed for deep cleaning and maintenance services